

CITY OF AMMON
BONNEVILLE COUNTY, IDAHO

AN ORDINANCE ANNEXING AND ZONING CERTAIN LANDS TO THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO; DESCRIBING WITH PARTICULARITY SAID LANDS TO BE ANNEXED AND ZONED AND HEREBY ANNEXED AND ZONED AND DECLARING SAID LANDS A PART OF THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO; DETERMINING THE PROPER ZONING FOR CLASSIFICATION OF THE ANNEXED LANDS AND TERRITORY UNDER THE ZONING ORDINANCE OF THE CITY OF AMMON, IDAHO; PROVIDING FOR AN EFFECTIVE DATE FOR THIS ORDINANCE AND OF THE ANNEXATION OF SAID LANDS.

(Quail Ridge Phase II)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF AMMON, IDAHO THAT:

WHEREAS, the land and property hereinafter described is contiguous and adjacent to the city boundaries of the City of Ammon, Bonneville County, Idaho, and the City has received a petition to annex said property to the City of Ammon and the property is subject to annexation pursuant to the provisions of the Idaho Code; and,

WHEREAS, the City Council of the City of Ammon has determined that it is not necessary to hold a public hearing before the City Council on the request for annexation and the City Council can act upon the public hearing and recommendation of the Planning and Zoning Commission.

NOW THEREFORE, be it hereby ordained by the Mayor and City Council of the City of Ammon:

Section 1.

- (1) That an application was received by the City of Ammon for the annexation and zoning of the property hereinafter described.
- (2) That a public hearing (#2008-013) was held before the Planning and Zoning Commission of the City of Ammon following proper legal requirements for advertisement of the hearing and recommendations were received from the Planning and Zoning Commission.
- (3) That the City Council has determined that it is not necessary to hold a public

hearing before the City Council and under the authority of Idaho Code Section

67-6509 have declined to do so in this request for annexation and initial zoning.

- (4) That the City Council did make findings of fact upon such hearing.
- (5) That the property to be annexed is contiguous and adjacent to the City of Ammon and is subject to annexation to the City of Ammon.
- (6) That the proposed zoning classifications are compatible with the comprehensive plan. That the zoning of RP is consistent and compatible with the zoning of adjacent land owned by petitioner and the land annexed is to be used in a venture in conjunction with the adjacent land.

Section 2.

That the land and premises as described herein situated in Bonneville County, Idaho, shall be and the same hereby is annexed to the City of Ammon, Bonneville County, Idaho and shall be and hereby is declared to be within the City limits and a part of the City of Ammon, Bonneville County, Idaho and is described as follows:

Zoned RP:

A parcel of land located in the south half of section 29, township 2 north, range 39 east, Boise meridian, Bonneville County, Idaho, described as follows:

**BEGINNING AT THE EAST 1/16 CORNER ON THE LATITUDINAL CENTER LINE OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 39 EAST, BOISE MERIDIAN;
THENCE APPROXIMATELY SOUTH 00°10'14" WEST, ALONG THE EAST 1/16 LINE OF SAID SECTION 29, A DISTANCE OF 2599.34 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF SUNNYSIDE ROAD;**

Thence in a westerly direction along the centerline of Sunnyside Road for the next eight (8) courses:

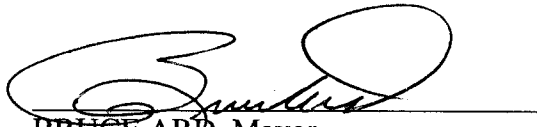
1. APPROXIMATELY SOUTH 89°22'22" WEST A DISTANCE OF 149.52 FEET;
 2. APPROXIMATELY NORTH 84°50'02" WEST A DISTANCE OF 190.24 FEET;
 3. APPROXIMATELY NORTH 70°14'37" WEST A DISTANCE OF 269.81 FEET;
 4. APPROXIMATELY NORTH 53°58'41" WEST A DISTANCE OF 271.07 FEET;
 5. APPROXIMATELY NORTH 37°53'13" WEST A DISTANCE OF 280.62 FEET;
 6. APPROXIMATELY NORTH 32°23'05" WEST A DISTANCE OF 239.35 FEET;
 7. APPROXIMATELY NORTH 31°40'11" WEST A DISTANCE OF 285.39 FEET;
 8. APPROXIMATELY NORTH 31°43'40" WEST A DISTANCE OF 141.11 FEET;
- THENCE APPROXIMATELY NORTH 00°08'31" EAST A DISTANCE OF 210.74 FEET;
THENCE APPROXIMATELY SOUTH 89°51'49" WEST A DISTANCE OF 134.08 FEET,
MORE OR LESS TO A POINT ON THE CENTERLINE OF SUNNYSIDE ROAD;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF SUNNYSIDE ROAD FOR THE NEXT FOUR (4) COURSES:
THENCE APPROXIMATELY NORTH 31°37'04" WEST A DISTANCE OF 310.49 FEET, TO A POINT OF TANGENCY WITH A 573.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 58°22'56" WEST;
THENCE FOLLOWING SAID CURVE IN A NORTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 53°02'50" AN ARC LENGTH OF 530.51 FEET (THE CHORD OF SAID CURVE BEAR NORTH 58°08'29" WEST A DISTANCE OF 511.77 FEET);
THENCE APPROXIMATELY NORTH 84°39'54" WEST A DISTANCE 478.93 FEET, TO A POINT TANGENCY WITH A 955.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 05°20'06" WEST;
THENCE FOLLOWING SAID CURVE IN A NORTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 07°32'27" AN ARC LENGTH OF 125.69 FEET (THE CHORD OF SAID CURVE BEAR NORTH 88°26'08" WEST A DISTANCE OF 125.60 FEET);
THENCE APPROXIMATELY NORTH 00°00'32" WEST A DISTANCE OF 50.11 FEET;
THENCE APPROXIMATELY NORTH 00°05'07" EAST A DISTANCE OF 690.11 FEET, MORE OR LESS TO A POINT ON THE LATITUDINAL CENTERLINE OF SAID SECTION 29;
THENCE APPROXIMATELY NORTH 89°42'33" EAST A DISTANCE OF 2677.04 FEET, MORE OR LESS TO THE **POINT OF BEGINNING**; CONTAINING 98.72 ACRES, MORE OR LESS.

Section 3.

This ordinance shall become effective upon its passage by the City Council, approval by the Mayor and due publication.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this 17th day of April, 2008.


BRUCE ARD, Mayor
City of Ammon


Leslie Folsom, City Clerk
City of Ammon

STATE OF IDAHO)
) ss.
County of Bonneville)

AN ORDINANCE ANNEXING AND ZONING CERTAIN LANDS TO THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO; DESCRIBING WITH PARTICULARITY SAID LANDS TO BE ANNEXED AND ZONED AND HEREBY ANNEXED AND ZONED AND DECLARING SAID LANDS A PART OF THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO; DETERMINING THE PROPER ZONING FOR CLASSIFICATION OF THE ANNEXED LANDS AND TERRITORY UNDER THE ZONING ORDINANCE OF THE CITY OF AMMON, IDAHO; PROVIDING FOR AN EFFECTIVE DATE FOR THIS ORDINANCE AND OF THE ANNEXATION OF SAID LANDS.

Dated this 17th day of April, 2008.




Leslie Folsom, City Clerk